
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harrison Ranch Community Development District was held on **Monday, May 8, 2017, at 6:30 p.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

John Moneyheffer	Board Supervisor, Chairman
Judy Lammers	Board Supervisor, Vice Chairman
Deborah Hudrlik	Board Supervisor, Assistant Secretary
Richard Green	Board Supervisor, Assistant Secretary
Charlie Parker	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams
Jeb Mulock	District Engineer, ZNS Engineering, L.C.
Emily Rose	Lifestyle Director
Tracy Hecht	Community Manager
John Cornelius	BrightView
Albert Armas	BrightView
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Audience members made the following questions and/or comments below:

- Commented on too much algae growth in the ponds.
- Commented on landscape issues.
- Commented on pool issues and the wish list survey.
- Question about new pool and hog trapping and CDD rules.
- Question about proposed budget and wish list items.
- Question about assessment increase.
- Question about speeding within the community.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Second Audit Committee and Regular Meetings held on April 10, 2017

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved the minutes of the Board of Supervisors' Second Audit and Regular meetings held on April 10, 2017 for Harrison Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of March 2017

A discussion ensued regarding several invoices. Mr. Moneyheffer requested Owens Electric to attend the next Board meeting.

On a Motion by Ms. Lammers, seconded by Ms. Hudrlik, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of March 2017 (\$139,215.41) for Harrison Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.
- C. Clubhouse Staff
Ms. Rose reviewed the Activities and Community Report with the Board. Ms. Rose announced that a part-time assistant has been hired for the clubhouse staff.
- D. District Manager
The Next Regular Meeting of the Board of Supervisors is scheduled for Monday, June 12, 2017 at 1:30 pm at the Harrison Ranch Clubhouse.
- E. Landscape Maintenance Update
Mr. Cornelius reviewed the landscape maintenance report with the Board. A discussion ensued regarding several landscape issues.

(Both Mr. Cornelius and Mr. Armas left while the meeting was in progress at 7:16 p .m.)

- F. Pond Maintenance Update
Mr. Roethke reviewed the pond maintenance inspection report with the Board.

1. Consideration of Proposal for Midge Fly Treatment

Mr. Roethke presented a proposal for midge fly treatment to the Board. A discussion ensued regarding the detail of this proposal.

On a Motion by Mr. Moneyheffer, seconded by Ms. Lammers, with all in favor, the Board approved the proposal from Aquatic Systems for midge fly treatment services at a total cost of (\$26,568 annually) for Harrison Ranch Community Development District.

2. Consideration of Proposal for Lake Assessment

Mr. Roethke presented a proposal for Lake Assessment to the Board. The Board tabled this item until the next meeting.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Patio Furniture

Mr. Roethke presented a proposal for patio furniture, and Ms. Hecht reviewed the details of this proposal with the Board.

On a Motion by Mr. Parker, seconded by Mr. Green, with all in favor, the Board approved the proposal from Florida Patio Furniture for new patio chairs and furniture refinishing at a cost of (\$4,589) to be paid from the capital reserve fund for Harrison Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for AC Preventative Maintenance

Mr. Roethke presented a proposal for AC Preventative Maintenance to the Board. Ms. Hecht made suggestions to the Board regarding the details of this proposal. The Board tabled this item until the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Hog Trapping Services

Mr. Roethke presented several hog trapping options and Ms. Hecht reviewed the details of each with the Board. A discussion ensued.

On a Motion by Mr. Green, seconded by Mr. Moneyheffer, with all in favor, the Board approved the proposal from Animal Pros for hog trapping services at a not-to-exceed amount of (\$3,975) pending confirmation of the agreement terms for Harrison Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Security Monitoring

Mr. Roethke presented several proposals for security monitoring services and Ms. Hecht reviewed the details of each with the Board. A discussion ensued.

On a Motion by Ms. Hudrlik, seconded by Mr. Parker, with all in favor, the Board terminated existing security contract with That's Smart and sent demand letter to reimburse the District for services not rendered for Harrison Ranch Community Development District.

The Board requested an additional proposal to be presented at the next meeting for a new security monitoring vendor.

TENTH ORDER OF BUSINESS

Consideration of Proposal for Pool Deck Light

Mr. Roethke presented a proposal for pool deck lighting to the Board.

On a Motion by Ms. Hudrlik, seconded by Ms. Lammers, with all in favor, the Board approved proposal from Owens Electric for pool area light fixture at a cost of not-to-exceed amount of (\$4,870) for Harrison Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Engagement Letter for Arbitrage Rebate Calculation Services for Series 2007

Mr. Roethke presented an engagement letter for arbitrage rebate calculation services for Series 2007 to the Board.

On a Motion by Ms. Lammers, seconded by Mr. Green, with all in favor, the Board approved the engagement letter from LLS Tax Solutions for arbitrage rebate calculation services at accost of (\$500 annually) for Harrison Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2017/2018

Mr. Roethke presented the proposed budget for Fiscal Year 2017-2018 to the Board. A discussion ensued and several changes were made to individual line items within the Budget.

There is a projected increase to the Budget for Fiscal Year 2017/2018.

**1. Consideration of Resolution 2017-07,
Approving Proposed Budget for FY
2017-218 and Setting the Public
Hearing**

On a Motion by Ms. Hudrlik, seconded by Ms. Lammers, with all in favor, the Board adopted Resolution 2017-07 which will approve the proposed budget for Fiscal Year 2017/2018 and will set the public hearing for August 14, 2017 at 6:30 p.m. to be held at the Harrison Ranch Clubhouse located at the 5755 Harrison Ranch Boulevard, Parrish, FL 34219 for Harrison Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Presentation of Monthly Unaudited
Financial Statement**

Mr. Roethke presented the monthly Unaudited Financial Statement to the Board. No formal Board action was taken. Mr. Roethke asked the Board if they still want this in the agenda. The Board agreed this is not necessary and will be removed from future agendas.

FOURTEENTH ORDER OF BUSINESS

Presentation of 2017 Wish List

Mr. Roethke presented the 2017 Wish List to the Board, but no Board action was taken.

FIFTEENNTH ORDER OF BUSINESS

Supervisor Requests

Mr. Green asked about pool maintenance and discussed options to fix issues.

Mr. Moneyheffer asked about Access Management's contract fee.

(Intentionally left blank)

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Green, seconded by Mr. Parker, with all in favor, the Board adjourned the meeting at 9:27 p.m. for Harrison Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman